WARRANTY DEED

G-P-23-4210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
CWF 2014 Protective Trust B	Same as new owner	
(NAME)	(NAME)	**103-04-0R-001.00-CO**
4210 Wyoming Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA MCCALL BRANNON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CWF 2014 PROTECTIVE TRUST B,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 4210 Wyoming Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos 20180914-0091620 and 20181005-0099346, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Virginia McCall Brannon, a single person by Warranty Deed from Build Nashville DB2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190531-0051896 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 31, 2019

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180914-0091620 and in Instrument No. 20181005-0099346, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4210 Wyoming Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Karen Johnson Davidson County
Batch# 1037255 **DEEDWARR**
08/11/2023 10 34 46 AM 2 pgs
Fees $13 00 Taxes $4,162 50

20230811-0062383

Witness my/our hand(s) this the 7 DAY OF AUGUST, 2023.

Virginia McCall Brannon

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA MCCALL BRANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of August, 2023

Notary Public
My Commission Expires. 11-13-23
(SEAL)

JANET G HELLING
Notary Public - State of South Carolina
My Commission Expires
11/13/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212